

# ALTA / ACSM LAND TITLE SURVEY

## LOT 1, YORK INDUSTRIAL PARK 2ND PLATTING (2ND REPLAT)

### PART OF THE CITY OF YORK, YORK COUNTY, NEBRASKA

#### ZONING AND SETBACK INFORMATION:

SOURCE OF INFORMATION: ZONING ORDINANCE, CITY OF YORK, YORK COUNTY, NEBRASKA.

EVERY LOT SHALL HAVE AN AREA OF FIFTEEN THOUSAND (15,000) SQUARE FEET AND AN AVERAGE WIDTH OF NOT LESS THAN ONE HUNDRED FIFTY (150) FEET.

NO BUILDING OR STRUCTURE SHALL EXCEED FORTY-FIVE (45) FEET IN HEIGHT.

#### YARD REGULATIONS:

FRONT YARD - THERE SHALL BE A FRONT YARD HAVING A DEPTH OF NOT LESS THAN TWENTY-FIVE (25) FEET.

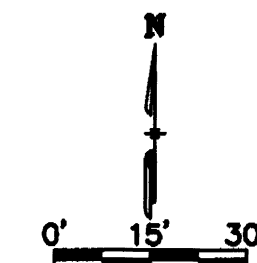
SIDE YARD AND REAR YARD - THERE SHALL BE A SIDE AND REAR YARD OF NOT LESS THAN FIFTEEN (15) FEET.

#### LOT AREA / ACRES:

LOT 1, YORK INDUSTRIAL PARK 2ND PLATTING (2ND REPLAT) CONTAINS 87849.9 SQUARE FEET OR 2.01 ACRES

#### ADDRESS OF PROPERTY:

YORK PHYSICAL THERAPY INC.  
2835 NORTH NEBRASKA AVENUE  
YORK, NE 68467  
PH: (402) 362-2929



#### LEGEND

- (P) PLATTED DISTANCE
- (M) MEASURED DISTANCE
- (R) RECORDED DISTANCE
- FOUND CORNER
- SET 5/8"x24" REBAR W/YELLOW PLASTIC CAP STAMPED "HAYS L.S.#673"
- △ CALCULATED POINT
- ⊗ SET 1"x3" STEEL SURVEY MARKER IN SIDEWALK JOINT

NOTE:  
ALL BEARINGS ARE ASSUMED

THIS ALTA/ACSM LAND TITLE SURVEY WAS PREPARED AT THE REQUEST OF:  
NICHOLAS T. DAFNEY  
ABRAHAM KASLOW & CASSMAN LLP  
8712 WEST DODGE ROAD  
SUITE 300  
OMAHA, NE 68114-3419

THIS ALTA/ACSM LAND TITLE SURVEY WAS PREPARED BY:  
CHRISTOPHER C. HAYS, NEBRASKA LS#673  
HAYS LAND SURVEYING, LLC  
160 NORTH POLK STREET  
BOX 432  
OSCEOLA, NE 68651  
(PH) (402) 747-2126  
(FAX) (402) 747-2126  
(EMAIL) Chris@HaysSurveying.com

SURVEY COMPLETION DATE: JAN. 21, 2010

#### TITLE INSURANCE INFORMATION:

TITLE INSURANCE COMPANY:

FIRST AMERICAN TITLE INSURANCE COMPANY

TITLE COMMITMENT NUMBER: NCS-408099-OMHA

EFFECTIVE DATE: DECEMBER 18, 2009 AT 8:00AM

#### SCHEDULE C - LEGAL DESCRIPTION:

LOT 1, YORK INDUSTRIAL PARK 2ND PLATTING (2ND REPLAT) TO THE CITY OF YORK, YORK COUNTY, NEBRASKA.

#### SCHEDULE B - EXCEPTIONS:

#### EASEMENTS:

EASEMENTS AS SET FORTH ON THE PLAT AND CONTAINED IN THE DEDICATION OF YORK INDUSTRIAL PARK 2ND PLATTING (2ND REPLAT) FILED APRIL 25, 2002, AS DEED BOOK 185 AT PAGE 45 OFFICIAL RECORDS.

EASEMENTS AS SET FORTH ON THE PLAT AND CONTAINED IN THE DEDICATION OF YORK INDUSTRIAL PARK 2ND PLATTING FILED NOVEMBER 17, 1995, AS DEED BOOK 174 AT PAGE 319 OFFICIAL RECORDS.

TERMS AND CONDITIONS OF RIGHT OF WAY EASEMENT GRANTED TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY FILED MAY 29, 1941, AS MISCELLANEOUS BOOK 12 AT PAGE 298, OFFICIAL RECORDS, YORK COUNTY, NEBRASKA. ASSIGNED TO NORTHWESTERN BELL TELEPHONE COMPANY, ON MAY 19, 1948 IN MISCELLANEOUS BOOK 13 AT PAGE 537, OFFICIAL RECORDS, YORK COUNTY, NEBRASKA.

TERMS AND CONDITIONS OF PIPE LINE EASEMENT GRANTED TO CENTRAL ELECTRIC AND GAS COMPANY, FILED SEPTEMBER 19, 1950, AS MISCELLANEOUS BOOK 14 AT PAGE 151, OFFICIAL RECORDS, YORK COUNTY, NEBRASKA.

ASSIGNED TO MINNESOTA GAS COMPANY, BY ASSIGNMENT FILED DECEMBER 8, 1977 IN MISCELLANEOUS BOOK 24 AT PAGE 419, OFFICIAL RECORDS, YORK COUNTY, NEBRASKA.

ASSIGNED TO PEOPLES NATURAL GAS COMPANY, A DIVISION OF UTILICORP UNITED INC., BY ASSIGNMENT FILED FEBRUARY 18, 1993 IN MISCELLANEOUS BOOK 34 AT PAGE 583, OFFICIAL RECORDS, YORK COUNTY, NEBRASKA.

TERMS AND CONDITIONS OF PIPE LINE EASEMENT FILED FEBRUARY 18, 1954, AS MISCELLANEOUS BOOK 14 AT PAGE 442, OFFICIAL RECORDS, YORK COUNTY, NEBRASKA

#### LEGAL DESCRIPTION:

LOT 1, YORK INDUSTRIAL PARK 2ND PLATTING, (2ND REPLAT), A PART OF THE CITY OF YORK, YORK COUNTY, NEBRASKA.

MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NW CORNER OF LOT 1, YORK INDUSTRIAL PARK 2ND PLATTING, (2ND REPLAT), A PART OF THE CITY OF YORK, YORK COUNTY, NEBRASKA, AND ASSUMING THE WEST LINE OF SAID LOT 1 TO HAVE A BEARING OF N00°00'00"W; THENCE S89°59'06"E, AND ON THE NORTH LINE OF SAID LOT 1, 166.80 FEET TO A 3/4" REBAR W/CAP; THENCE ON A CURVE TO THE RIGHT, AND ON THE NORTH-EASTERLY LINE OF SAID LOT 1, SAID CURVE HAVING A RADIUS OF 160.00 FEET, A CHORD BEARING OF S50°38'05"E, AN ARC DISTANCE OF 220.63 FEET TO A 3/4" REBAR W/CAP; THENCE S11°36'57"E, AND ON THE EAST LINE OF SAID LOT 1, 154.22 FEET TO A 3/4" IRON BAR; THENCE N89°46'24"W, AND ON THE SOUTH LINE OF SAID LOT 1, 355.23 FEET TO A 3/4" REBAR W/CAP; THENCE N00°00'00"W, AND ON THE WEST LINE OF SAID LOT 1, 278.81 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.01 ACRES MORE OR LESS.

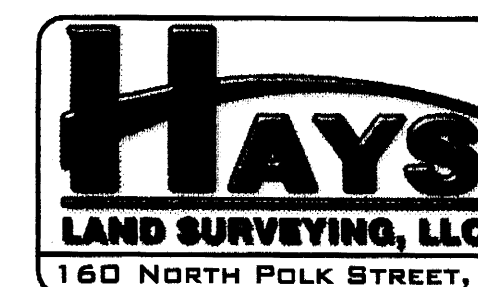
#### CERTIFICATION:

TO FIRST AMERICAN TITLE INSURANCE COMPANY, D & R REAL ESTATE LLC, A NEBRASKA LIMITED LIABILITY COMPANY, AND DUNDEE BANK, A BRANCH OF SECURITY STATE BANK:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 6 AND 9 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF NEBRASKA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

JANUARY 21, 2010

CHRISTOPHER C. HAYS, NEBRASKA LS #673



TITLE:  
ALTA / ACSM LAND TITLE SURVEY  
PROJECT:  
LOT 1, YORK INDUSTRIAL PARK 2ND PLATTING (2ND REPLAT)

DATE:  
1/20/10  
REVISIONS:  
SHEET:  
1 OF 1